

KANAB CITY PLANNING COMMISSION MEETING

NOVEMBER 5, 2013

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Byard Kershaw, Kent Burggraaf, Joan Thacher, Teresa Trujillo, Terrill Honey. Council Members Jim Sorenson, Arlon Chamberlain. Staff Member Levi Roberts of Five County.

Chairman Kershaw opened the meeting at 6:00 p.m.

APPROVAL OF MINUTES: A motion was made by Teresa Trujillo and 2nd by Kent Burggraaf of the October 22, 2013 meeting. Motion passed unanimously.

PUBLIC COMMENT PERIOD: Marlene Barnes stated that she could not view the minutes on line. She requested that for the minutes and the packets to be posted on the web. Caralee Woods agreed. Bill Cole appreciated all the help with the Western Rubbish Clean up on Saturday.

MOTION TO GO INTO PUBLIC HEARING: Terrill Honey made the motion to go into public hearing and 2nd by Teresa Trujillo.

STAFF REPORT: Levi reported to the commission about C1 Zone, currently is a neighborhood commercial zone for the purpose of providing shopping within various neighborhoods for the convenience of people living in the neighborhood. Staff proposes to change it to a neighborhood commercial zone than the current C1 Zone. Then change the definition and the purpose of the C1 Zone to be more a lined with the goals of the downtown area that are spelled out in the general plan.

PUBLIC HEARING TO CONSIDER PROPOSED CHANGES

The staff proposes that the C1 Zone has been established as distinguished as historic downtown commercial area of Kanab. This is characterized as a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C1 Zone encourages a mix of store front commercial retail, restaurants, hotels, mixed residential / commercial, and office space.

In the list of uses staff reviewed and in general the changes the staff proposes for the down town zone, a wider variety of uses.

To be permitted use:

1. Apparel accessories store
2. Arcade games and food
3. Art gallery

4. Auto supply store
5. Bed and breakfast guest house
6. College University
7. Dry cleaner
8. Financial institution
9. Fabric store
10. Grocery store
11. Hotel motel extended stay
12. Laundry mat
13. Library
14. Media material, dental lab and medical
15. Pet store
16. Printing publishing, office supply

Residential incidental to primary use of business, this was discussed months ago. There was some confusion with this use and commercial residential mix. Staff proposed illuminate residential incidental to primary use of the business. Then refer to commercial residential mix when there is a mix of both uses.

1. Tavern remains conditional in C1 Zone
2. Theater conditional in C1 Zone

Change to chapter 20 commercial zone. Staff proposes that would clean up the chapter. There is a section for restricted hazardous vehicles. Staff felt like it fit better and more suitable in chapter 10 which includes similar regulations regarding dangerous and objectionable objects.

The other thing that is proposed is the list of definitions in chapter 20 are more suitable to be included in section 1-6, which is a general list of definitions for the entire Land Use Ordinance.

Kent Burggraaf proposed change to section 10-8 page 4-5 sub paragraph B, hazard cargo notes, after schedule should be a 2. The next discussion is about the neighborhood commercial zone, in chapter 20 page, 5 of 15, in D, do we want to restrict on acre size? Chapter 20, page 4 of 15, paragraph 1 about residential amenities, scratch shall be retail establishments and amenities. Chapter 20 page 5 of 15 section 20-7 paragraph D discussion about limiting square footage on a retail establishment is to restrictive for company's who want to set up business in Kanab. Other cities do not limit square footage. Kent requests to consider recommendations for changes for another public hearing.

MOTION TO GO OUT OF PUBLIC HEARING: Terrill Honey motioned to go out of public hearing. Arlon Chamberlain 2nd the motion.

WORKING MEETING: Kent Burggraaf said that he did not want the discussion about the retail square footage to be put on the back burner. He felt strong need for discussion. Chair asked that we take care of the NC zone to night and revisit the square footage at the next meeting.

Reviewing of the chart was discussed and some changes to the zones were made.

1. Apartments – conditional NC
2. Cemetery- x conditional NC
3. Nursing home – conditional NC
4. Day care 1- conditional NC
5. Day care 2 - conditional NC
6. Dry cleaner – conditional NC
7. Duplex - permitted NC
8. Elementary - permitted C3 NC
9. Fabric store – x NC
10. Furniture – x NC
11. Hobby toy store – X NC
12. Halfway house - x NC
13. Self service storage – permitted C3
14. Single detached dwelling – permitted C2 C3
15. Single attached dwelling – permitted C2 C3
16. Youth home- conditional NC
17. Wireless retail – X permitted

Kent asked for this to be sent to legal and kick this back for the next public hearing and motion to table this until the next hearing by Teresa Trujillo and 2nd motion by Arlon Chamberlain. Motion passed unanimously. Motion to adjourn passed unanimously.